



795 MAIN STREET

MONCTON, NB

VARIOUS SUITES AVAILABLE
FROM 427 SF TO 3,798 SF



WELCOME TO 795 MAIN

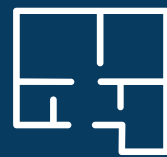
Located in the bustling downtown core of Moncton nestled next to the historic Ruelle Oak Lane, 795 Main Street is a remarkable three-story professional office building with a rich heritage. The building boasts spacious interiors that are filled with natural light, due to the large windows that enhance the structure. Additionally, a new elevator has been installed to provide accessibility and convenience for tenants and visitors. This iconic building stands as a testament to Moncton's architectural heritage and offers businesses various suite options in a prestigious, modern and versatile office complex in a prime location.

PROPERTY SNAPSHOT

Welcome to the heart of Moncton. 795 Main Street is a landmark heritage professional 3 storey office building located in vibrant downtown Moncton. Its large windows allows impressive natural light to shine throughout. The building features refreshed facade, lobby/common areas and an elevator. Step inside and experience a harmonious blend of historic charm and modern amenities, making it the perfect destination for businesses.



\$15.00 PSF
LEASE RATE (NET)



+/- 30,000 SF
BUILDING



3
FLOORS

EMBRACING HISTORY, BUILDING THE FUTURE



Revitalize your business and make the move to 795 Main Street. Capitalize on this opportunity with a beautiful space for your relocation, expansion or new business venture. 795 Main Street has units ranging from 427 sf to 3,789 sf of prime, downtown office space. Embrace historic Moncton and start building your future.



REMARKABLE PANORAMIC VIEWS
Downtown Moncton and Petitcodiac River



ACCESSIBLE CENTRAL LOCATION
Wheelchair accessibility with elevator

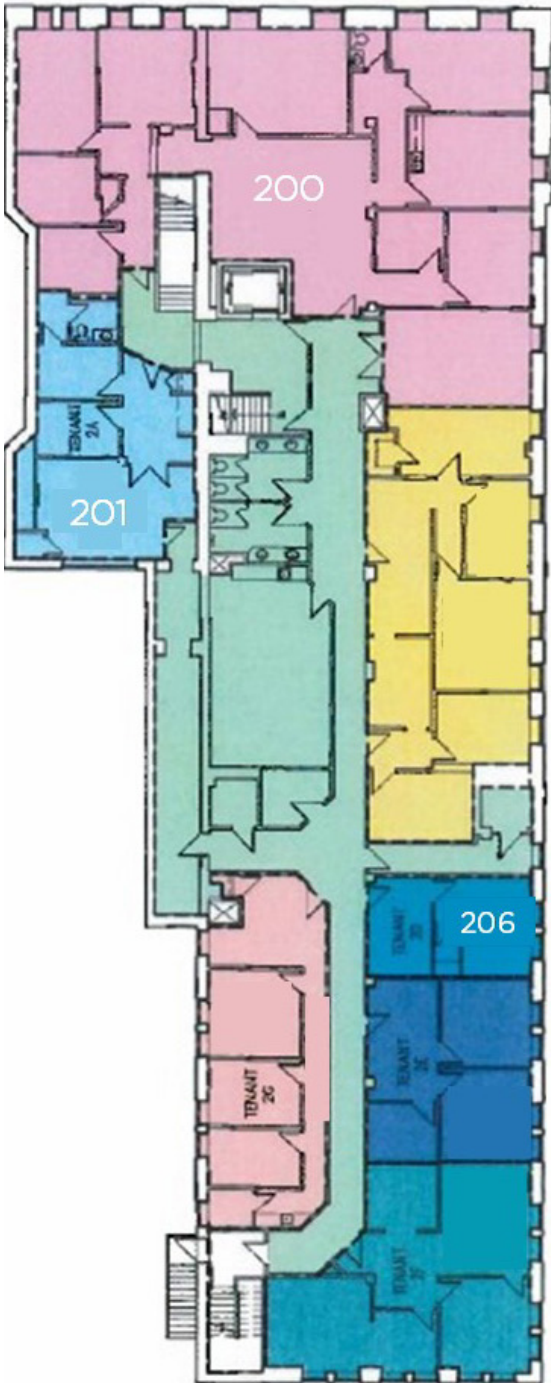
HIGHLIGHTS

- Nearby parking
- Turnkey units
- Impressive natural light
- Bright, beautiful, refreshed modern lobby
- High ceilings
- Building is sprinklered

FLOOR PLAN

2nd floor suites available

- Suite 200 +/- 3,798 sf
- Suite 201 +/- 978 sf
- Suite 206 +/- 427 sf



A HUB FOR BUSINESS

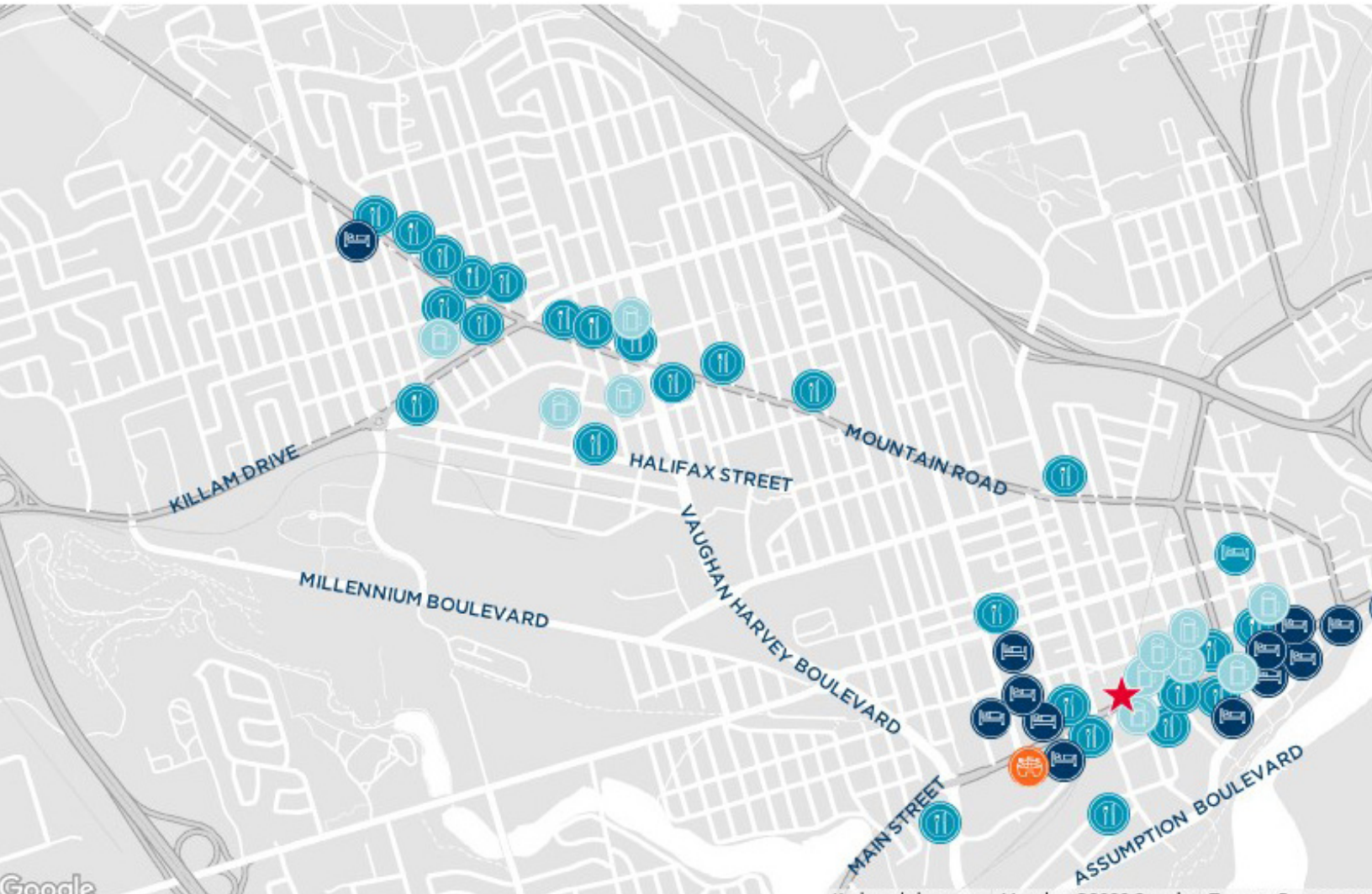
Welcome to Moncton, NB - the beating heart of Atlantic Canada's economic resurgence. Situated snugly within the Maritimes, Moncton stands as flourishing urban hub with a thriving and expanding business landscape. 795 Main Street boasts a prime location with amazing access to major amenities including, 30+ restaurants. Revel in the unrestricted proximity to the dynamic downtown core, where history and contemporary allure converge. Revitalize your business and make the move to 795 Main Street, a downtown central hub fo professional office, technology, health & wellness facilities, immigration services, education & training, mental health services & support, and so much more!



	EDUCATION & TRAINING		IMMIGRATION SERVICES		MEDICAL CLINICS
	TECH FIRM AI/IT & MORE		OFFICE PROFESSIONAL		HEALTH & WELLNESS
	PHYSIO OFFICE		MENTAL HEALTH SERVICES		MARKETING & DESIGN FIRMS

AMENITY HIGHLIGHTS

The area surrounding 795 Main Street provides convenient access to public transit with proximity to the Dr. Georges L. Dumont Hospital, and an abundance of amenities, where you can treat yourself to retail therapy in boutique shops, savor a cup of coffee in cozy cafes, and much more!



PUBS



RESTAURANTS

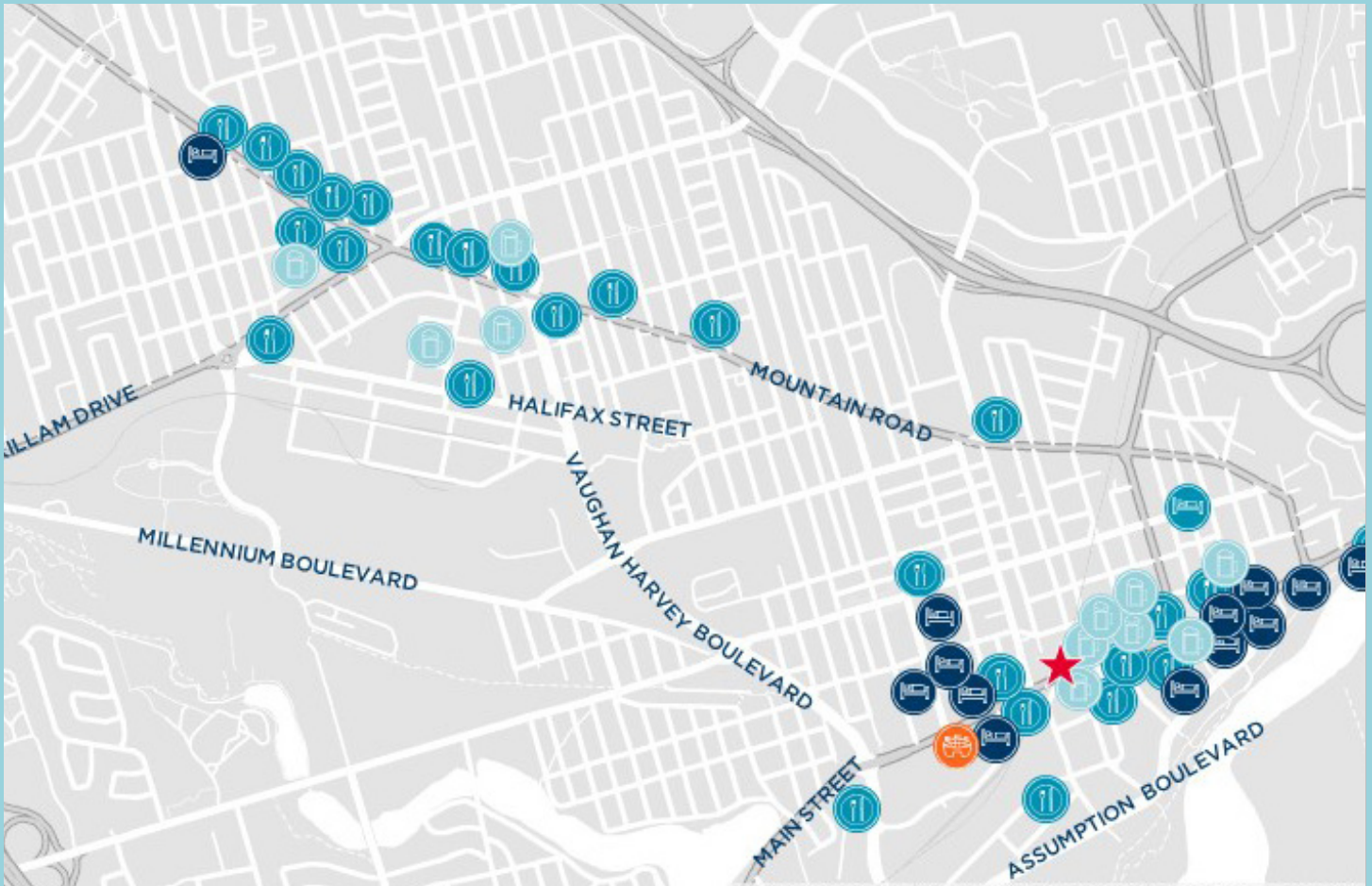


HOTELS



AVENIR CENTRE

AMENITY HIGHLIGHTS



WALKING DISTANCE

Easy access to hotels, banks, city hall, shops and more



LOCAL BARS & BREWERIES

Lots of local tap rooms close by to try out local products



CLOSE TO AVENIR CENTRE

The hub of the cities major festivals and events



PROXIMITY TO HOTELS

Comfortable stays, excellent amenities and locations



DIVERSE LOCAL RESTAURANTS

Cafés and eateries dedicated to various culinary preferences

DEMOGRAPHICS | MONCTON

The area exhibits an average concentration of households and sees a steady flow of visitors and workers throughout the day. It boasts a more diverse ethnic composition compared to the surrounding areas. The majority of its population comprises individuals engaged in a mix of white and blue-collar jobs. Notably, millennials between the ages of 22 and 37 dominate the primary age group.



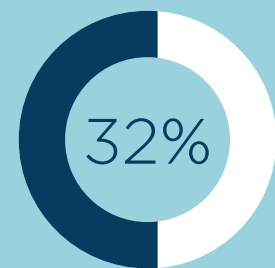
79,470
POPULATION



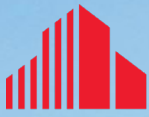
\$82,900
AVERAGE INCOME



42
AVG. AGE



**TOTAL POP. WITH
UNIVERSITY DEGREE**



**CUSHMAN &
WAKEFIELD**
Atlantic

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